

and “Ind. B-1” by deleting the existing FAR and Height provisions in Column 1 and Column 6 and substituting therefor the following:

5.34 Industrial Districts

1. The following dimensional requirements, set forth in Table 5-4 and modified elsewhere in this Ordinance, shall be applicable to development in office districts:

Table 5-4 Table of Dimensional Requirements - Industrial Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Ind. A-1	1.25/1.50 ^(t)	5,000	700 1,200 ^(a)	50	0	0 ^(b)	0 ^(b)	45	none
Ind. A-2	<u>2.75/4.0</u>	5,000	none	50	0	0 ^(b)	0 ^(b)	70	none
Ind. A	1.25/1.50 ^(t)	none	none	none	none	none	none	45/85 ^(d,t)	none
Ind. B-1	<u>1.5/3.0</u>	5,000	none	50	0	0	0	<u>60/70</u>	none
Ind. B	2.75/4.0 ^(t)	none	none	none	none	none	none	120	none

4. Amend the text of the Zoning Ordinance in Section 5.34, Paragraph (2) – Footnotes by deleting in their entirety Footnotes (a) and (t).

2. Footnotes

~~(a) This requirement may be reduced to nine hundred (900) square feet per dwelling unit for conversion of nonresidential buildings in existence on April 1, 1978, to residential use.~~

~~(t) Except that for that area bounded by the centerline of Main Street on the south, the centerline of Windsor Street on the west, the line along the Cambridge/Somerville/Boston municipal boundary lines to its intersection with Bridge Street/O’Brien Highway on the north, and the line along the centerline of First Street to Cambridge Street to O’Brien Highway to its intersection with the Boston municipal boundary line on the east, the following FAR and Maximum Height provisions shall apply to the zoning district listed below:~~

~~Industry A: FAR of 2.0 for all uses and Maximum Height of 85 feet~~

~~Industry A-1: FAR of 1.25~~

~~Industry B: FAR of 4.0 for all uses and Maximum Height of 120 feet~~

Area J: Retail uses in the Industry B-1 district.

1. In Table 4.30 – Table of Use Regulations in the Column headed “Ind. B-1, B-2”, establish a new footnote “50” for all uses in Section 4.35 – Retail Business and Consumer Service Establishments.

2. Establish a new Footnote 50 in Section 4.40 – Footnotes to the Table of Use Regulations to read as follows.

50. Permitted in the Industry B-1 district as the use would be permitted as of right or by special permit in the Business B district subject to the following limitations:
- (a). The retail use is located on the ground floor or in the basement of a building containing other uses,
 - (b) The retail use constitutes no more than 25% of the GFA of the building in which it is located, exclusive of GFA devoted to parking uses,
 - (c) The retail use fronts on a public street and has a direct public access to that street, and
 - (d) No separately leased establishment may exceed 10,000 square feet in GFA.

Area N. Amend a portion of Special District 1 so that it reads as follows. (Per Citywide Recommendations)

17.13 *Dimensional Regulations*

17.13.1 Maximum FAR

- (1) The maximum FAR for any lot in the district shall not exceed 3.0 as of right **for Residential Uses, Section 4.31 a-h, and 1.50 for all other permitted uses;**
- (2) The maximum FAR for any lot northeasterly of Monsignor O’Brien Highway may be increased by special permit from the Planning Board to **3.5 for Residential Uses, Section 4.31 a-h,** provided the requirements and conditions of Section 17.17.4 d and e are met.

Area O. Industry A-2 zone at Harvard Street.

Amend the Zoning Map of the City of Cambridge by deleting the existing zoning designation IA-2 (Industry A-2) on the Zoning Map and substitute therefor the designation **C-2B (Residence C-2B)** for that area bounded by the centerlines of Moore, Harvard, and Davis Streets and a line northerly of, parallel to, and 100 feet distant from the northerly sideline of Harvard Street.

Area VI (N)

Special District 1

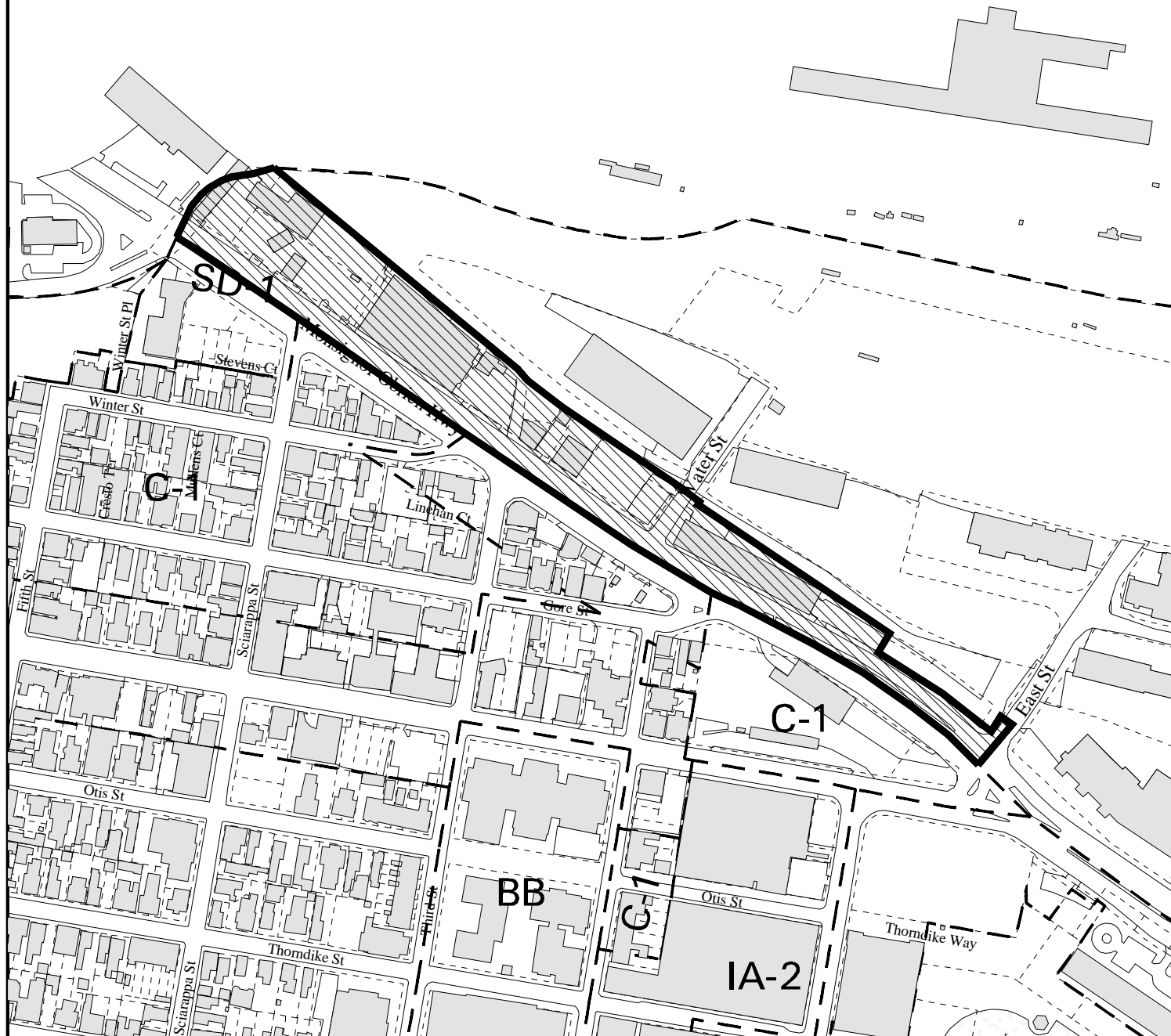
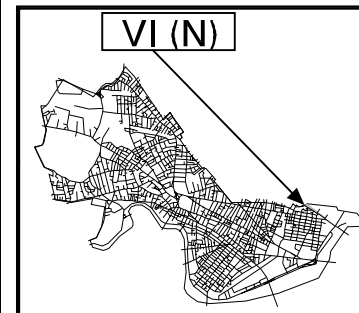
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 300 Feet



Area VI (O)

Industry A-2
To Residence C-2B

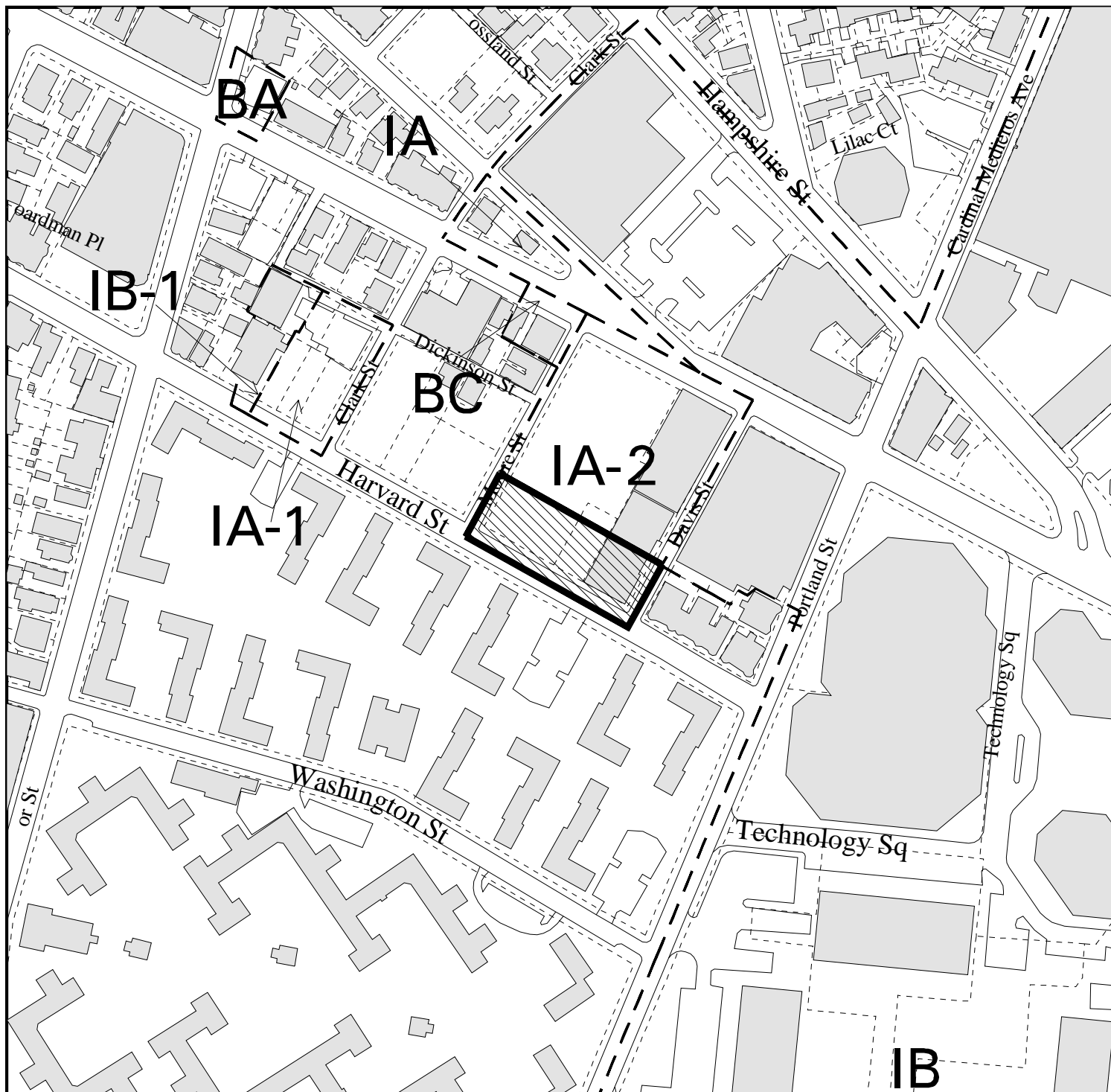
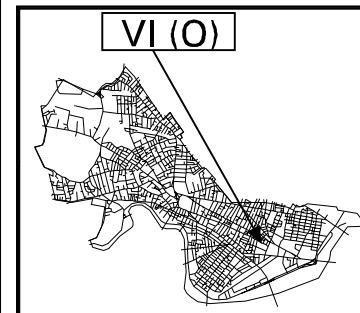
Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale

1 Inch = 200 Feet



Area P (the entire ECaPS area). Amend the second paragraph of Section 19.30 – Citywide Urban Design Objectives (introduction) as follows to make reference to the Eastern Cambridge Design Guidelines and delete a reference to North Point guidelines that have been superceded.

19.30 Citywide Urban Design Objectives






The following urban design objectives are intended to provide guidance to property owners and the general public as to the city's policies with regard to the form and character desirable for new development in the city. It is understood that application of these principles can vary with the context of specific building proposals in ways that, nevertheless, fully respect the policies' intent. It is intended that proponents of projects, and city staff, the Planning Board and the general public, where public review or approval is required, should be open to creative variations from the detailed provisions presented in this Section as long as the core values expressed are being served. A project need not meet all the objectives of this Section 19.30 where this Section serves as the basis for issuance of a special permit. Rather the permit granting authority shall find that, on balance, the objectives of the city are being served. Nor shall a project subject to special permit review be required to conform to the Required Building and Site Plan Requirements set forth in Section 11.50.

Further indicators of conformance with these policy objectives shall be found in planning documents and plans developed for specific areas of the city or the city as a whole, to the extent that they are not inconsistent with the objectives set forth in this Section 19.30. These documents include the *Harvard Square Development Guidelines*, the *Central Square Action Plan*, the *Central Square Development Guidelines*, the *North Massachusetts Avenue Urban Design Guidelines Handbook*, the *University Park at MIT Urban Design Guidelines*, ~~the North Point Policy Plan and Design Guidelines~~, the *Cambridge Institutional Growth Management Plan*, the *East Cambridge Riverfront Plan*, **the Eastern Cambridge Plan, the Eastern Cambridge Design Guidelines**, the *Alewife Revitalization, Alewife Urban Design Study Phase II* and its Draft update of 1991, and *Toward a Sustainable Future: Cambridge Growth Policy Document*.

Area VI (P)

Eastern
Cambridge
Study Area

Legend

-  Open Water
-  Rezoning Area
-  Building Footprint
-  Zoning Districts
-  Parcel Line

